## BOARD OF ADJUSTMENT Zoning Administration Division Development Services Department (DSD)

201 North Stone Avenue, Tucson, Arizona 85701

## \*\*\* NOTICE OF DECISIONS \*\*\*

DATE OF PUBLIC HEARING February 27, 2008

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

CASE NO. THE APPLICANT

## C10-08-03 STAYBRIDGE SUITES HOTEL/J. KOEHLER, 2705 EAST EXECUTIVE DRIVE, I-1

The applicant's property is an undeveloped 1.62 acre site near the Tucson International Airport (TIA) and is located within the Airport Hazard District (AHD) "NE end of runway 21" of the Airport Environs Zone (AEZ) and is zoned "I-1" Industrial. The applicant proposes to construct a new four-story Staybridge Suites Hotel, which exceeds the maximum height allowed within this AHD. The proposed development requires compliance with all Tucson Land Use Code (LUC) criteria applicable to new construction. LUC Sections applicable to this project include, but are not limited to the following: Section 2.7.2 which provides criteria for commercial development within the "I-1" industrial zone and Section 2.8.5 which provides the development criteria for properties located within the Airport Environs Zone (AEZ). Within this hazard district of the AEZ, heights are restricted to fifty-five (55") feet, as measured from the Median Sea Level (M.S.L) elevation at the NE end of runway 21. The applicant is requesting the following variance: Exceed the fifty-five (55") foot height limit by nineteen feet one inch (19"1"),as measured from the Median Sea Level (M.S.L.) at the NE end of runway 21, as shown on the submitted plans.

## **DECISION: VARIANCE DENIED.**

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.

Connie Munguia, Secretary Board of Adjustment

s:zoning administration/ba/decision/0803.doc